

RESOLUTION NO. 08-7546

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA CLARA, CALIFORNIA, MAKING CERTAIN FINDINGS
WITH RESPECT TO A LOAN AGREEMENT BETWEEN THE
REDEVELOPMENT AGENCY OF THE CITY OF SANTA
CLARA AND THE SANTA CLARA UNIFIED SCHOOL
DISTRICT**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA,
CALIFORNIA, AS FOLLOWS:**

WHEREAS, the City Council of the City of Santa Clara has heretofore adopted the Redevelopment Plan for the Bayshore North Redevelopment Project on December 28, 1973 by Ordinance No. 1283 (the "Redevelopment Plan"); and

WHEREAS, pursuant to Sections 33334.2(a) and 33334.6(c) of the California Community Redevelopment Law (Health and Safety Code Section 33000 *et seq.*) not less than 20% of all taxes which are allocated to the Redevelopment Agency of the City of Santa Clara ("Agency") are set aside by the Agency in a Low and Moderate Income Housing Fund and used by the Agency for the purpose of increasing, improving and preserving the community's supply of low and moderate housing available at affordable housing costs to persons and families of low and moderate income, including low income persons; and

WHEREAS, pursuant to Section 33334.2(e) of the Community Redevelopment Law, the Agency may exercise any and all of its powers to carry out this purpose; and

WHEREAS, pursuant to Section 33334.6(a) of the Community Redevelopment Law, the California State Legislature has found and declared that the provision of affordable housing outside of redevelopment project areas can be of direct benefit to those projects in assisting the accomplishment of project objectives; and

WHEREAS, pursuant to Section 33334.2(g) of the Community Redevelopment Law, the Agency may use monies in the Low and Moderate Income Housing Fund to assist in the provision of housing for low income households outside the Redevelopment Project area upon resolution of the City Council and the Agency that such use will be of benefit to the Redevelopment Project; and

WHEREAS, the Santa Clara Unified School District (the "District") has requested the assistance of the Agency in paying a portion of the development costs for the construction of 30 units of rental housing in the City of Santa Clara outside the Redevelopment Project, 20 of which units are to be occupied by and affordable to low income households, and known as the Casa Del Maestro Apartments, Phase II (the "Project"); and

WHEREAS, the District and Agency have negotiated a proposed Loan Agreement (the Agreement"); and

WHEREAS, the Agency has determined that sufficient funds are available in the Low and Moderate Income Housing Fund to provide financial assistance to the Project as described in the Agreement; and

WHEREAS, this City Council has duly considered all of the terms and conditions of the proposed Agreement and believes that the proposed Agreement is in the best interests of the City and the health, safety, morals and welfare of its residents, and in accord with the public purposes and provisions of applicable State and local laws and requirements.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, AS FOLLOWS:

1. That the City Council hereby finds that the foregoing recitals are true and correct.
2. That the City Council hereby finds and determines that the use of monies in the Low and Moderate Income Housing Fund pursuant to the Agreement will provide housing opportunities for low income persons.


3. That the City Council finds and determines, based on the information set forth in Attachment No. 1 to this Resolution, which is incorporated herein by this reference, that the use of monies in the Low and Moderate Income Housing Fund as authorized by this Resolution will be of benefit to the Redevelopment Project.

4. Constitutionality, severability. If any section, subsection, sentence, clause, phrase, or word of this resolution is for any reason held by a court of competent jurisdiction to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of the resolution. The City Council of the City of Santa Clara hereby declares that it would have passed this resolution and each section, subsection, sentence, clause, phrase, and word thereof, irrespective of the fact that any one or more section(s), subsection(s), sentence(s), clause(s), phrase(s), or word(s) be declared invalid.

5. Effective Date. This Resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 19th DAY OF AUGUST, 2008, BY THE FOLLOWING VOTE:

AYES:	COUNCILORS:	Caserta, Kennedy, Kolstad, Kornder, McLeod and Moore and Mayor Mahan
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	None
ABSTAINED:	COUNCILORS:	None

ATTEST: 
ROD DIRIDON, JR.
CITY CLERK
CITY OF SANTA CLARA

Attachment Incorporated by Reference

1. Benefit to the Redevelopment Project Area

ATTACHMENT NO. 1

Benefit to the Redevelopment Project Area

The use of monies from the Low and Moderate Income Housing Fund of the Bayshore North Redevelopment Project (the "Redevelopment Project") for the partial financing and development of twenty (20) affordable rental dwelling units in the Project will be of benefit to the Redevelopment Project, as follows:

The Redevelopment Plan for the Bayshore North Redevelopment Project restricts the land uses in the Redevelopment Project Area to non-residential uses. Accordingly, there are no opportunities to develop affordable housing in the Bayshore North Project. In Section 33334.6 of the California Health and Safety Code, the State Legislature has found and declared that the provision and improvement of affordable housing outside of the redevelopment areas can be of direct benefit to those projects in assisting the accomplishment of the project objectives whether or not those redevelopment projects provide for housing within the project area. By providing affordable housing for low income households in the City of Santa Clara, the Project will benefit the Redevelopment Project by providing affordable housing for a segment of the population of the City of Santa Clara in need of affordable housing, and by providing and enhancing the physical, economic and social conditions needed to prevent the recurrence of blight in the Redevelopment Project and elsewhere in the City of Santa Clara.